MANCHESTER CITY COUNCIL
Planning
Telephone: 0161 234 4516
planning@manchester.gov.uk
PO Box 532 Town Hall
Manchester M60 2LA

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Walkers Of Manchester

Address Line 1

Crabtree Lane

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M11 4GU

Description of site location must be completed if postcode is not known:

Easting (x)

388756

Northing (y)

398225

Description

Applicant Details

Name/Company

Title

First name

Surname

.

Company Name

Chancerygate Manchester Lts

Address

Address line 1

12 Upper Berkeley Street

Address line 2

Address line 3

Town/City

London

County

Country

United Kingdom

Postcode

W1H 7QE

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr

First name

Dean

Surname

Butler

Company Name

UMC Architects

Address

Address line 1

Sheppard Lockton House

Address line 2

Cafferata Way

Address line 3

Town/City

Newark

County

Nottinghamshire

Country

United Kingdom

Postcode

NG24 2TN

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Erection of 9 no. units (in 3 no. buildings) with access and servicing arrangements, car parking, landscaping and associated works (Use Classes E(g) (iii) B2 and B8) following demolition of existing buildings and structures

Reference number

143419/JO/2025

Date of decision (date must be pre-application submission)

24/07/2025

Please state the condition number(s) to which this application relates

Condition number(s)

Condition 4 (External Materials),
Condition 27 (Local Benefit Proposal),
Condition 22 (Retaining Wall Details),
Condition 12 (Drainage),
Condition 13 (Drainage Management & Maintenance Plan),
Condition 14 (Noise Management Plan)
Condition 15 (Noise Study)
Condition 16 (Externally Mounted Plant)

Has the development already started?

- [x] Yes
- [ ] No

If Yes, please state when the development was started (date must be pre-application submission)

17/04/2024

Has the development been completed?

- [ ] Yes
- [x] No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

◯ Yes
⊘ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Condition 4: See elevation drawings for key references; WA-01 - Horizontally laid Microrib cladding panel system. Finish: Tata Colorcoat HPS200 Ultra. Colour: Merlin Grey (RAL 180 40 05). WA-02 - Horizontally laid trapezoidal profile cladding panel system. Finish: Tata Colorcoat HPS200 Ultra. Colour: Albatross (RAL 240 80 05). WI-01 - SAS Thermally broken aluminium window system. Colour: Anthracite (RAL 7016) WI-03 - Window reveal colours. Flat aluminium flashing. Colour May Green (RAL 6018) CA-01 - Glazed Canopy details RF-01 - Trapezoidal Profiled Roof Cladding panels Colour: Goosewing Grey (RAL 7038).
Condition 27: Refer to Application CDN/25/1147. This seeks approve for the same under permission 143419/JO/2025. See Construction Management Plan 02/12/2025. ESG requirements 16/12/2025, Local Labour Construction dated 10/02/2026.
Condition 22: Retaining Walls. Refer to Application CDN/26/0114. This seeks approve for the same under permission 143419/JO/2025. 23-026-IL-G00 C1 Cut and Fill Volumes, 23-026-IL-G02 C2 Levels and External Works, 23-026-IL-G05 C3 Party Wall Sections, 23168-UMC-XXXX-SI-DR-A-0601-Proposed Site Plan-P38, FP McCann PC retaining walls.
Condition 13: Drainage Management & Maintenance Plan; 23-026-I&L Drainage Maintenance Report, 23-026-I&L-D01 C3 Proposed Drainage Plan.
Conditions 14, 15 & 16: Noise Management Plan, Accoustic Treatment & Validation. 33025-RP-NIA1-R0-EE Noise Impact Assessment, 33025-RP-NIA2-R0-JH 2018 Hea 05 & Pol 05 Report.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

⊘ Yes
◯ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

◯ The agent
◯ The applicant
⊘ Other person

If Other has been selected, please provide contact details:

Title

***** REDACTED ******

First name

***** REDACTED ******

Surname

***** REDACTED ******

Phone Number

***** REDACTED ******

Email

***** REDACTED ******

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

◯ Yes
⊘ No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

UMC Architects

Date

18/05/2026